



## FLAT 3 75 DENMARK VILLAS

HOVE, BN3 3TH

SHARE OF FREEHOLD

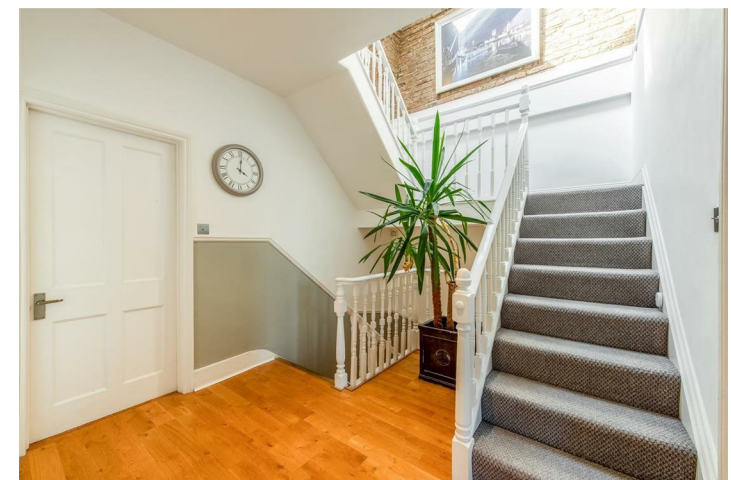
Guide Price £525,000 - £550,000. Impressive upper maisonette situated in one of Hove's prime roads. This fantastic property benefits from a lovely layout, large sash windows and good sized rooms all combining to create a real sense of space throughout. The beautifully presented accommodation comprises a large living area occupying the entire top floor level, modern open plan kitchen/dinning room, two double bedrooms and luxury fitted bathroom. The layout offers flexibility with the option of having a third bedroom a possibility. There is the added benefit of no onward chain.

The location will appeal to many being within moments of Hove mainline station offering regular and direct links to London. Popular coffee shops, restaurants and local shops can be found in almost every direction whilst Hove seafront and Hove Park are both easily accessible.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## Flat 3, 75 Denmark Villas

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft

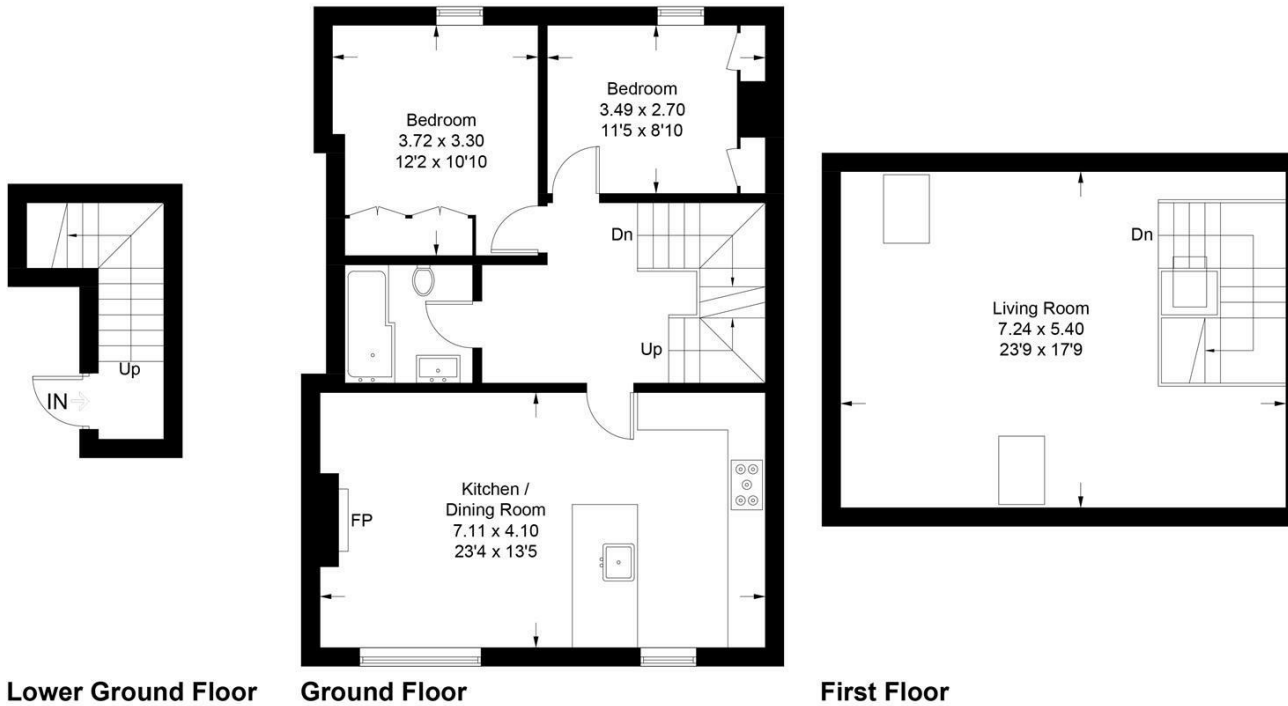


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232813)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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